CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-263-Rezone to District R-2

MEETING DATE:
April 5, 2021

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager Nicholas Edwards.

SUMMARY REQUEST:
Case 013-21: Approximately 800' North and 300' West of the intersection of N. St. Louis Ave. and E. Fountain Rd. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Mayberry Rentals.

BACKGROUND:
The change in zoning to R-2 will not be detrimental to nearby property. The R-2 district is one the most protected districts with very few allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental effect on nearby property. As St. Louis Ave. is a collector-level street, single-family zoning and uses are typically inappropriate in a context like this.

PLANNING & ZONING COMMISSION TESTIMONY:
Jake Mayberry, 1235 John Duffy, Joplin, MO., same story here. It is depending on the retention plan that our engineers draw up. I am uncertain about how many duplexes that we are planning to put in. Possibility of two private drives into it and three rows of duplexes. Possibility of 1 down the middle and the other two rows we are uncertain about right now because of how much ground we have to take up with the retention.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff recommends approval for Case 013-21.
Planning & Zoning Commission recommends approval for Case 013-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-263, Staff Planning Report, P&Z Commission Minutes